



ABBAY HOUSE

39 BARLOWS ROAD, EDGBASTON, BIRMINGHAM B15 2PN

Robert  Powell
RESIDENTIAL SALES & LETTINGS

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EDGBASTON

£2,250,000

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An exceptional detached house finished to an exacting standard and situated in a highly desirable location. Accommodation extending in all to an impressive 6,100 sq ft (567 sq m) and including 3 reception rooms, office, study, gym, large kitchen with dining area off, utility/second kitchen, 6 en suite bedrooms. Double garage, total plot of approx. a third of an acre including in and out driveway and additional secure gated driveway to the side.

Situation

Barlows Road is widely regarded as one of Edgbaston's most sought-after addresses, containing an array of attractive detached houses with wide frontages and large gardens. The house is ideally located within easy reach of Harborne High Street which is less than a 300m stroll away. Birmingham City Centre lies just over 3 miles away and is easily accessed by car, bike, or public transport. There are several excellent schools in the vicinity, with the closest being Blue Coat School which is just over 300m away.

Description

Abbey House is a substantial detached residence which was built in 2004 and then more recently was significantly extended and comprehensively refurbished to a very high standard in 2017. In addition to a significant two storey side and rear extension the present owners updated the kitchen, bathrooms, internal doors and front door, CCTV system, new windows, lighting, and flooring all to an exceptional specification. In addition, air conditioning was installed into parts of the house including the dining area, office, gym, master bedroom, and guest bedroom. The house boasts an impressive 6,100 sq ft (567 sq m) of accommodation set over two floors and offering ideal family living space which is also ideal for entertaining large numbers.

The house is entered via a contemporary oversized aluminium front door which opens into a spacious and welcoming





reception hall with oak staircase and modern fireplace with log-effect gas fire. There is a polished ceramic tiled floor with under floor heating which runs through into the kitchen at the rear. There is a smart cloakroom WC, and an under stairs cupboard for storage.

The kitchen is the centrepiece of this magnificent house and provides a stylish and comfortable environment in which to cook, eat, and socialise. The kitchen itself is fitted with three tone grey handleless base and wall units with grey marble work-tops. There is also a large central island providing additional storage and preparation space as well as a breakfast bar. Quality integrated appliances include Siemens full height fridge and freezer, Siemens dishwasher, Gaggenau oven and steam oven, Gaggenau four ring electric hob, wine cooler, Quooker boiling water tap. Off the kitchen is a second kitchen/utility room with further fitted units, electric oven, five ring gas hob, space and plumbing for washing machine and tumble dryer, door to garage, door to outside.

To the rear of the kitchen, a wide opening leads into the dining area which enjoys an almost all-glass outlook to the garden via bifolding doors and full height windows. Further natural light floods in through a large skylight which runs almost the full length of the room. Glazed double doors link the dining area with the drawing room.

The drawing room is a beautifully proportioned space, spanning 23 feet by 21 feet and having bifolding doors to the rear and two three quarter height windows to the side. An opening leads into the adjacent sitting room which is also well-proportioned and has a door to the reception hall, a door to the gym, and a contemporary fireplace with log effect gas fire.

The third reception room is a comfortable and bright living room which has three windows to the front, and a feature fireplace with log effect gas fire. A door off leads through into the large office which has extensive fitted furniture including desk, drawers, and full height cupboards. A glazed door leads out to the side enabling this part of the house to be accessed independently if required. A door off the office leads into the gym. Completing the ground floor accommodation is a study





with fitted furniture including desk, drawers and full height cupboards.

On the first floor is an attractive gallery landing, off which the six bedroom suites are found. The master suite forms part of the 2017 extension and is particularly impressive; totalling over 600 sq ft (55 sq m). In addition to the vast bedroom itself which has fitted wardrobes to one wall, there is a fully fitted dressing room, and a large en suite with walk-in steam room and shower.

The remaining five bedrooms are all generously sized double rooms with fitted wardrobes in each room. All bedrooms have fully tiled and well-fitted en suite facilities, with one of the rooms having access to the luxuriously fitted family bathroom which can also be accessed off the main landing.

Outside

The property has a particularly wide frontage to Barlows Road of almost 150 feet (45m). There is a main in and out driveway directly in front of the house providing off road parking for several cars. To the left hand side of the plot, a smart aluminium electric gate leads to an additional secure parking area and side garden which could accommodate several more cars. There is an integrated double garage with electric door, tiled floor, fitted cupboards, and pedestrian door leading straight into the house.

To the rear is a pleasant garden which also wraps around the side of the house. There is a modern ceramic tiled terrace, triangular shaped lawn, mature borders providing good screening, further paved area, large timber shed. We have measured the total plot to be in the order of 0.3 acre.

General Information

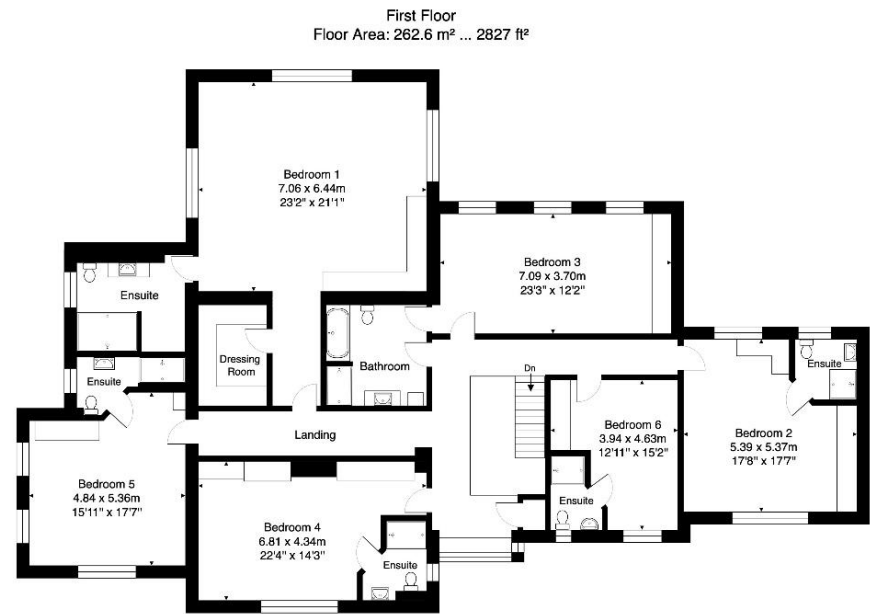
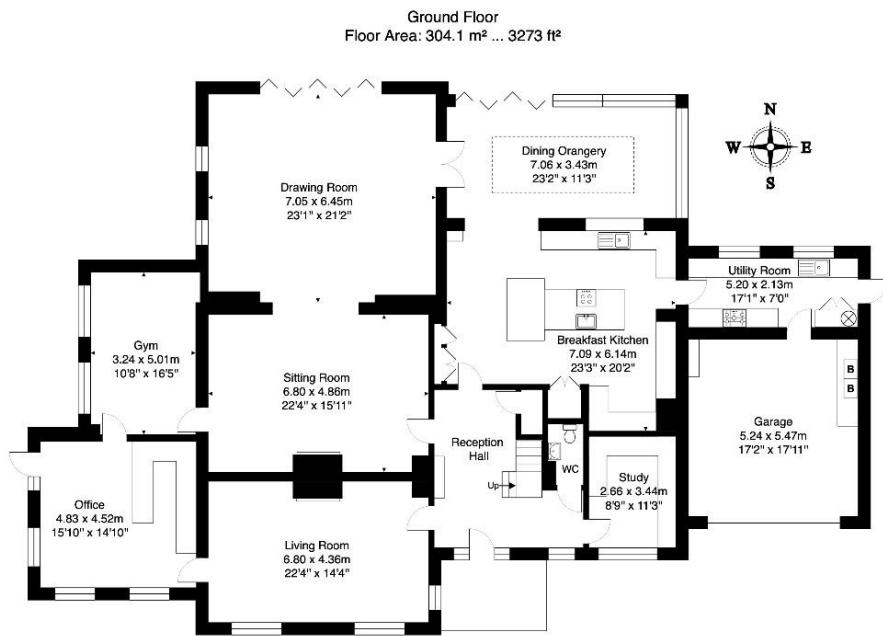
Tenure: The property is understood to be freehold however it forms part of the Calthorpe Estate and as such is subject to the Estate's Scheme of Management, a copy of which is available on request. An annual estate charge of approximately £70 is payable.

Council Tax: Band H.

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Abbey House, 39 Barlows Road, Edgbaston, Birmingham, B15 2PN.

Total Area: approximately 566.7 m² ... 6100 ft²

All measurements & info are approximate
This plan is for display purposes only
Please verify all information



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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